

NOLAN SALES LLC

PO Box 486, MARION, WISCONSIN 54950



W3797 Landstad Road
Bonduel, WI 54107

L-8191: Inviting 3 bed, 2 bath home blends timeless character with modern convenience. Inside, you'll find carefully preserved solid hemlock log walls throughout, giving the home a warm, rustic feel. The spacious kitchen features stainless steel appliances, open shelving, and rich wood cabinetry, while the adjoining dining room is filled with natural light — the perfect gathering space. Beautiful wood floors flow throughout, tying it all together. A convenient bath/laundry combo offers updated finishes and modern appliances. Peace of mind comes built in with major upgrades completed in 2024–2025, including all new windows, siding, roof, plumbing, electrical, drilled well, septic system, concrete work, and MORE. Move-in ready and full of character, this home combines the best of country charm and worry-free modern living.

\$425,000.00

Main Level		Upper Level			Taxes (2024): \$
Room	Size	Room	Size	Kitchen Features	Est. Lot Size/Acreage: 1.04+/-
Entry: 4' x 5'		Bedroom 1: 12' x 11'		☐ Disposal ☒ 220 Outlet	Tax Parcel # 028-09110-0010
Living Room: 12' x 13'		Bedroom 2: 12' x 11'		☒ Dishwasher ☐ Gas Connection	
Kitchen: 16' x 12'		Bedroom 3: 8' x 10'		☒ Exhaust Fan ☒ Range/Oven	School District: Bonduel
Dining Room: 16' x 9'		Bedroom 4:		☒ Range Hood ☒ Refrigerator	Zoning: Residential
Laundry: 8' x 12'		Bedroom 5:			Flood Plain:
Pantry:		Bath 1: ☒ Full ☐ Half		Central Air	Township: Lessor
Mud Room: 7'6 x 6'10				☒ Yes ☐ No	County: Shawano
Bedroom 1: 10'8 x 12'				Heating: Forced Air	Sanitary District:
Bedroom 2: 11'4 x 12'		Basement: ☐ Full ☐ Partial ☒ Slab ☐ Crawl Space		Water Heater:	Septic:
Bedroom 3: 9'8 x 11'6				☒ Gas ☐ Electric	☐ Conventional ☒ Mound
Bath 1: ☒ Full ☐ Half				Electric Service: 200 Amp	☐ Natural Gas ☒ LP Gas
Bath 2: ☐ Full ☐ Half		Exterior: Roof: Asphalt Exterior Walls: Vinyl		Garage: <u>2.5</u> Car(s) Size: 24' x 27'	Municipal:
Bath 3: ☐ Full ☐ Half				☐ Attached ☒ Detached Automatic Door Openers: <u>No</u>	☐ Sewer ☐ Water
SALE PRICE:			DATE OF SALE:		
			Well: ☒ Drilled ☐ Point		

Please Note: All information is approximate and based on owner's representations.

